

GENERAL WARRANTY DEED

Carrie Ann Martin, single, the Grantor, for the consideration of ONE DOLLAR (\$1.00) and other valuable consideration received to the full satisfaction of Portage Park District, the Grantee, whose tax mailing address will be 128 North Prospect Street, Ravenna, OH, do Give, Grant, Bargain, Sell and Convey unto the said Grantee, its successors and assigns, the following described premises.

See attached Exhibit A

, be the same more or less, but subject to all legal highways.

The property conveyed herein is subject to the following conditions and restrictions. The property is to remain in a natural, undeveloped condition subject to the following exceptions;

1. The property may be used for recreational, education and scientific purposes, including picnicking and over night camping, provided such activities are conducted in a manner consistent with the overriding purpose of preserving the property in an undeveloped state. Camping activities shall be controlled by the Portage Park District in accordance with Park District Rules and Regulations.
2. There are currently improvements on the property for the foregoing uses, including two open air pavilions, a cabin, and a storage building. It is recognized that these and similar types of improvements are needed to facilitate the use and enjoyment of the property for the foregoing purposes. Therefore, facilities such as walking paths and trails, and raised walkways through the wetlands, picnic areas, open air pavilions, cabins, and similar types of facilities may be constructed and maintained on the property. Also, driveways and parking areas are permitted, as are facilities for sanitation, security and safety. Non gasoline powered boats are permitted on the lake, provided they do not exceed a speed of 5 mph.
3. Fishing is permitted from the shore and from small boats.
4. Except for the walkways to allow access to and through the wetlands, the property shall remain undisturbed and shall not be filled. Management and treatment of the lakes and ponds shall be done with the advice and guidance of the Kent State University Biology Department, the Portage County Soil and Water Conservation District, and/or the Ohio Department of Natural Resources.
5. Noxious and invasive plants and weeds shall be controlled and removed when appropriate to the extent possible and practical.

All alterations to the property, including the construction and maintenance of permitted facilities, are to be made in a manner which preserves the over all natural state of the property. Any permitted facilities are also to be placed on the property

where they will be screened by topography and vegetation from neighboring properties.

The following activities are specifically prohibited:

1. When the existing oil and gas rights expire the existing well is to be closed. No other oil, gas or other mineral wells are to be drilled on the property and there is to be no mining operations or removal of minerals on or under the property.
2. There is to be no cutting or removal of trees and shrubs, except as to absolutely necessary for the construction of permitted facilities and for ecological management. Notwithstanding the foregoing, fallen trees blocking a drive, parking area or walk way may be moved aside, but not removed from the property. Also, trees which pose a safety hazard to a walkway, drive or parking area may be dealt with to the extent necessary to remove the hazard. Also, wood from fallen or dead trees may be used for camp fires on the property.
3. The currently mowed areas may continue to be mowed, but there shall be no additional clearing of any land or under brush, or other disturbance of the natural condition of the property, except as is necessary to construct or maintain permitted facilities and for ecological management.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And the said Grantor, for her heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, she is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever

EXCEPT: Taxes and special assessments, if any, to be prorated as of date of recording deed;

Zoning ordinances and other governmental regulations of any political subdivision, if any;

the conditions and restrictions contained herein; and

Easements and restrictions of record.

and that she will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever.

The conditions and restrictions contained herein shall be binding upon and shall inure to the benefit of the Grantor and the Grantee, and their respective heirs, administrators, executors, successors and assigns and shall run with the title to said property and be binding upon said property.

Executed and acknowledged this 12 day of August, 2005.

Carrie Ann Martin
Carrie Ann Martin

STATE OF OHIO

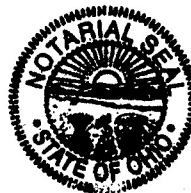
SS

PORTAGE COUNTY

Before me a Notary Public in and for said County and State, personally appeared the above named Carrie Ann Martin, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Kent, Ohio, this 12th day of AUGUST, 2005.

Denise D. Smith
Notary



DENISE D. SMITH
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 8-18-07

This instrument prepared by:
David E. Williams, Attorney
Williams, Welser & Kratcoski, LLC
Eleven South River Street
P.O. Box 396
Kent, Ohio 44240
Abbot Richard\Abbot Richard\Genwarr.ded

KT
BOBIE M. HOWE
PORTAGE CO. RECORDER

20 0522293 25 3

RECEIVED FOR RECORD
AT 12:32:13
FEE 52.00

INDEXED

Exhibit A (1 of 2)

Situated in the Township of Franklin, County of Portage and State of Ohio:

and known as being part of Lots 67 and 78 in Franklin Township and further described as follows:

Beginning at an iron pipe at the southwest corner of Beechwood Island Estates as recorded in Plat Book 18, Pages 59-62 in the Portage County Records; thence South $89^{\circ} 11'$ West 565.17 feet to the northwest corner of Twin Lakes Park Allotment; thence South $1^{\circ} 47' 10''$ West 1279.72 feet along the west line of Twin Lakes Park Allotment; thence South $29^{\circ} 11' 50''$ West 390.34 feet to the north line of the abandoned C & P Railroad right of way; thence along said abandoned right of way line the following seven courses; northwesterly 236.66 feet along the arc of a curve to the right, said curve having a radius of 1992.41 feet and a chord bearing North $47^{\circ} 33' 20''$ West a distance of 236.52 feet, to a point in the north line of Lot No. 67; thence South $89^{\circ} 23'$ East 422 feet; thence northwesterly 341.89 feet along the arc of a curve to the right said curve having a radius of 1989.41 feet and a chord bearing North $39^{\circ} 18' 54''$ West a distance of 341.47 feet; thence North $34^{\circ} 23' 30''$ West 221.46 feet; thence northwesterly 541.66 feet along the arc of a curve to the left, said curve having a radius of 2110.83 feet and a chord bearing North $41^{\circ} 44' 35''$ West a distance of 540.18 feet; thence North $49^{\circ} 05' 40''$ West 374.07 feet; thence northwesterly 119.68 feet along the arc of a curve to the right, said curve having a radius of 1931.64 feet and a chord bearing North $47^{\circ} 19' 10''$ West a distance of 119.66 feet to an iron pipe in the centerline of Ferguson Road; thence North $8^{\circ} 26' 55''$ East 749.81 feet along the centerline of Ferguson Road to the Southwest corner of H & W. Reichenbach; thence South $88^{\circ} 55' 44''$ East 369.19 feet to the Reichenbach's southeast corner; thence North $9^{\circ} 38' 16''$ East 239.17 feet to a point in the south line of Davey Tree Expert Company; thence South $88^{\circ} 55' 44''$ East 1553.78 feet along the south line of Davey Tree Expert Company and Beechwood Island Estates to an iron pipe; thence South $7^{\circ} 44' 42''$ West 181.01 feet along the west line of Beechwood Island Estates; thence South $1^{\circ} 20'$ West 470.00 feet along said west line to the beginning.

Containing a total of 61.271 acres of land of which 0.487 of an acre is in Lot 67 and 60.784 acres are in Lot 78, be the same more or less but subject to all legal highways.

Surveyed in March, 1974, by David J. Collier, registered surveyor No. 4819.

Excepting 3.1897 acres described on Page 2 of Exhibit A.

Excepting therefrom:

AUG 25 2005

3.1897 Acres

Janet Apostol
PORTAGE COUNTY AUDITOR

Situated in the Township of Franklin, County of Portage, State of Ohio, being part of Lot 78 in said Township and bounded and described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe found at the southwest corner of sub-lot 11 in Beechwood Island Estates, as recorded in Volume 18, Pages 59-62 of the Portage County Record of Plats, which is also the north line of Twin Lakes Park Allotment as recorded in Volume 4, Pages 45-46 and being the true place of beginning for the following described parcel of land;

Thence S89deg 11'00"W along the north line of sub-lot 187, sub-lot 186, sub-lot 75 and Block "K" in said Twin Lakes Park Allotment (passing over a $\frac{5}{8}$ " iron rod set at 175.00 feet) a distance of 210.00 feet to a point;

Thence N01deg 20' 00"E (passing over a $\frac{5}{8}$ " iron rod set at 300.00 feet) a distance of 656.93 feet to a $\frac{5}{8}$ " iron rod set in the south line of land now or formerly owned by S.A. & M.M. Smith (Inst. 2004-14412);

Thence S88deg 54' 40"E along Smith's said south line and a south line of sub-lot 7 in said Beechwood Island Estates a distance of 230.12 feet to a $\frac{3}{4}$ " iron pipe found in a west line of said sub-lot 7;

Thence S07deg 45' 46"W along the west line of sub-lot 7 and sub-lot 8 in Beechwood Island Estates a distance of 181.00 feet to a $\frac{3}{4}$ " iron pipe found at an angle in the west line of sub-lot 8;

Thence S01deg 20' 00"W continuing along the west line of sub-lot 8, sub-lot 9, sub-lot 10 and sub-lot 11 in Beechwood Island Estates a distance of 470.17 feet to the true place of beginning, containing 3.1897 acres of land, more or less, as surveyed and described February 9, 2005 by Rob A. Szuch Registered Professional Surveyor No. 7288

12-078-00-00-004.001
TAX MAP DEPT.
LEGAL DESCRIPTION
☒ SUFFICIENT ☐ DEFICIENT
NO DIVISION OF LAND

Rob Szuch & Associates
5646 Horning Road
Kent, Ohio 44240
678-5867

